

Date: 2 March 2026
Application: 260161



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Householder Consultation

Application Number: 260161

Applicant: Aarti Bansal

Site Address: 565 Reading Road, Winnersh, Wokingham, RG41 5HJ

Parish: Winnersh

Grid Reference: Easting - 477267, Northing - 171249

Type of Development: Other Householder

Proposal: PLEASE SEE CORRECT DESCRIPTION OF WORKS

Householder application for the proposed erection of a rear dormer roof extension, with associated alterations to fenestration and internal reconfiguration at first floor level, including demolition of sections of existing internal walls.

Case Officer: James Fuller

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 260161. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **23 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260161
Address:	565 Reading Road, Winnersh, Wokingham, RG41 5HJ.		
Proposal:	PLEASE SEE CORRECT DESCRIPTION OF WORKS Householder application for the proposed erection of a rear dormer roof extension, with associated alterations to fenestration and internal reconfiguration at first floor level, including demolition of sections of existing internal walls.		
Type of Development:	Other Householder		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The application relates to a householder proposal for the erection of a rear dormer roof extension with associated alterations and internal reconfiguration.

As the proposal relates to alterations to an existing dwelling and does not appear to introduce significant new impermeable area or changes to surface water drainage arrangements, the Lead Local Flood Authority (LLFA) has no objection and no specific comments to make in relation to flood risk or surface water drainage.

Flood risk policy is set out within the National Planning Policy Framework, however the scale and nature of the proposed works are unlikely to have a material impact on flood risk.

Conditions & Reasons (if required)

Date:	06/03/2026	Signed:	NT
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